



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

April 10, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

TPM 20800RPL¹, LOG NO. 04-02-002; Crossroads Investors, 4 Lots and a Remainder Parcel, TPM 20800, STP 06-013. The project proposes to subdivide a 15.73 acre gross parcel into 4 lots with a remainder parcel. The project is located north of Reche Road, off Ranger Road within the Fallbrook Community Planning Area within the unincorporated area of San Diego County. The project proposes a 40-foot wide private road easement from Ranger Road. The private road will be graded to 28-feet, improved to 24-feet with asphalt concrete. A cul-de-sac will be provided at the terminus of the private road, in the vicinity of Parcel 4. The cul-de-sac will be graded to a radius of 38-feet and improved with asphalt concrete to a radius of 36-feet. A biological open space easement will be dedicated along the northeastern portion of the site, along Old Highway 395. An additional steep slope open space easement will be dedicated along western boundary of the open space easement. The project will grade a balanced cut and fill of 10,000 cubic yards of material. A noise easement will be required over parcels 3, 4 and the remainder. Three fire hydrants will be installed for the project. The project will receive imported water from the Rainbow Municipal Water District and utilize subsurface septic systems. The project is subject to the (1) Residential and (17) Estate Residential Land Use Designations of San Diego County General Plan. The project site is subject to the A70, Limited Agricultural Use Regulations, which require a minimum parcel size of 1 acre net. Parcels 2, 3 and the remainder parcel are subject to a "B"

Special Area Regulation. The "B" Special Area Regulation requires the approval of a site plan within the I-15 design corridor. Comments on this proposed Negative Declaration must be received no later than May 12, 2008 at 4:00 p.m. (a 30 day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Fallbrook Library, located at 124 S. Mission Rd. Fallbrook, CA 92028. For additional information, please contact Mark Slovick at (858) 495-5172 or by e-mail at Mark.Slovick@sdcounty.ca.gov.